

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, September 12, 2013 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The adjourned hearing of Kevin de Nijs, 2 Old Schoolhouse Road, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a five [5] foot high fence in a required open space area on premises owned by the petitioner at 2 Old Schoolhouse Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Old Schoolhouse Road with an exterior side yard [considered a front yard equivalent] fronting on William Street. The petitioner proposes to erect a five [5] foot high fence within the required open space area of the exterior side yard fronting on William Street.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a two [2] foot fence height variance.

The adjourned hearing of Gregory Maziarz, 1150 Ransom Road, Lancaster, New York 14086 for one [1] variance for the purpose of installing a split rail fence to serve as a pen or runway on premises owned by the petitioner at 1150 Ransom Road, Lancaster, New York, to wit:

A variance from Chapter 50, Zoning, Section 9B.(1)(f) of the Code of the Town of Lancaster for the purpose of installing a fence on the property lines; said fence to serve as a pen or runway for a horse riding stable and for the grazing of horses.

Chapter 50, Zoning, Section 9B.(1)(f) requires all pens, runways and manure or other odor-producing substances to be located 100 feet from any lot line. The petitioner, therefore, requests a one hundred [100] foot variance.

The petition of Louis Becht, 450 Pleasantview Drive, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a 2,100 square foot storage garage on premises owned by the petitioner at 450 Pleasantview Drive, Lancaster New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster. The area of the proposed accessory structure is 2,100 square feet.

Chapter 50, Zoning, Section 9D.(4) of the Code of the Town of Lancaster limits the area of an accessory structure to 750 square feet. The petitioner, therefore, requests a 1,350 square foot accessory use area variance.

The petition of Richard R. Greenawalt, 78 Sterling Place, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four [4] foot six [6] inch high fence in a required open space area on premises owned by the petitioner at 78 Sterling Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Sterling Place to the west with an exterior side yard [considered a front yard equivalent] fronting on Sterling Place to the south and an exterior rear yard on Juniper Boulevard to the east. The petitioner proposes to erect a four [4] foot six [6] inch high fence within the required open space area of the exterior side yard fronting on the southerly portion of Sterling Place and the easterly portion on Juniper Boulevard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a one [1] foot, six [6] inch fence height variance along the southerly portion of Sterling Place and the easterly portion of Juniper Boulevard.

Signed _____
JOHANNA M. COLEMAN, TOWN CLERK and Clerk to
Zoning Board of Appeals